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0157

TENNESSEE VALLEY AUTHORITY WARRANTY DEED

Map 38 R.1

(DOCUMENTARY STAMPS ATTACHED \$1.10)

STATE OF NORTH CAROLINA—SWAIN COUNTY

THIS DEED, Made this 14 day of January, 1944, by and between

WILLIAM R. KIRKLAND and wife, CORDIE KIRKLAND,

of the County of Graham and State of North Carolina, as parties of the first part, and the UNITED STATES OF AMERICA as party of the second part: WITNESSETH, That the said parties of the first part, in consideration of the sum of SIX HUNDRED TWENTY-ONE AND 50/100 Dollars (\$621.50) to them paid by the party of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the UNITED STATES OF AMERICA, its successors and assigns, a certain tract or parcel of land, situate, lying and being in Swain County, State of North Carolina, and more particularly described as follows, to-wit:

A tract of land lying in Forneys Creek Township of Swain County, State of North Carolina, on the right side of the Little Tennessee River, approximately 2 miles northwest of Bushnell, and more particularly described as follows:

Beginning at a 4 inch maple tree, a corner of the lands of Oscar Kirkland, and Pearley Kirkland, and the most northeasterly point of the tract herein described; thence with Pearley Kirkland's line South $22^{\circ} 00'$ East, 215 feet to a stone; thence with a fence line for the last approximate 170 feet South $88^{\circ} 45'$ West, 390 feet, crossing the North Fork of Chambers Creek, at approximately 300 feet, to an 8 inch poplar tree at a fence corner, a corner of the lands of Pearley Kirkland, and Oscar Kirkland; thence leaving the fence line and with Oscar Kirkland's line North $86^{\circ} 00'$ West, 1110 feet, crossing the West Fork of Chambers Creek at approximately 50 feet, to a point, a corner of the lands of Oscar Kirkland, and Harley Kirkland; thence with Harley Kirkland's, and the B. W. Kirkland Heirs' line North $6^{\circ} 00'$ West, 210 feet to a point, a corner of the lands of the B. W. Kirkland Heirs, and Oscar Kirkland; thence with Oscar Kirkland's line South $87^{\circ} 00'$ East, 835 feet, crossing the West Fork of Chambers Creek, to a rock; thence South $86^{\circ} 00'$ East, 590 feet, crossing the North Fork of Chambers Creek at approximately 380 feet, to the point of beginning, and containing 7.2 acres, more or less, subject to such rights as may be vested in the county or state to right of way for a public road.

It is understood and agreed that the bearings given in the above description are based on the North Carolina State Coordinate System, Lambert Projection, as established by the U. S. Coast and Geodetic Survey. The central meridian for this coordinate system is located at Longitude $79^{\circ} 00'$ West.

Being the property acquired by William R. Kirkland, one of the first parties hereto, by deed executed by George Kirkland et al, dated May 2, 1927, recorded in Book 64, Page 571, in the Register's Office of Swain County, North Carolina.

The William R. Kirkland, named as one of the first parties hereto, is one and the same person as W. R. Kirkland, grantee in the deed recorded in Book 64, Page 571, in the Register's Office of Swain County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging, to the UNITED STATES OF AMERICA, its successors and assigns, to its own use and behoof forever. And the said parties of the first part, for them selves, their heirs, successors, administrators and assigns, covenant with the said party of the second part, its successors and assigns that they are seized of said land and premises in fee, and have right to convey the same in fee simple; that the same are free and clear from all encumbrances and that they will warrant and defend the title to same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal s this the day, month and year above written.

(Seal)

(Seal)

s/ William R. Kirkland
William R. Kirkland

(Seal)

(Seal)

(Seal)

s/ Cordie Kirkland
Cordie Kirkland

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF NORTH CAROLINA, Graham COUNTY

I, Crawford Pearson, a Notary Public for said County and State, do hereby certify that WILLIAM R. KIRKLAND and CORDIE KIRKLAND, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and the said Cordie Kirkland, wife of William R. Kirkland, being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.

WITNESS my hand and official seal this 14th day of January, A. D., 1944.

(SEAL AFFIXED)

Crawford Pearson, Notary Public

My commission expires: 5-3-45

STATE OF NORTH CAROLINA, SWAIN COUNTY

The foregoing certificate of Crawford Pearson a Notary Public of Graham County, attested by his official seal, is adjudged to be correct. Let the instrument, and the certificate, be registered.

WITNESS my hand this 14 day of January, A. D., 1944.

H. J. Truett, Clerk Superior Court

Filed for registration on the 14th day of January, 1944, at 4:15 o'clock, P. M., and registered in the office of the Register of Deeds for Swain County, North Carolina, 15 day of January, 1944, at 10:45 o'clock A. M. in Book 67 of Deeds, and Page 157, etc.

D.P. Welch

Deputy Register of Deeds.
Swain County, N.C.